029.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,049,600 / 1,049,600
					USE VALUE:	1,049,600 / 1,049,600
					ASSESSED:	1,049,600 / 1,049,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE ROSE ETAL/ TRUSTEES
Owner 2:	15 FOSTER STREET IRREVOCABLE
Owner 3:	TRUST
Street 1:	15 FOSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PUGLIARES RAYMOND & BURKE ROSE -
Owner 2:	MANGANARO MARY -
Street 1:	15 FOSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 3002 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4783.000	595,700	3,100	450,800	1,049,600
Total Card	0.110	595,700	3,100	450,800	1,049,600
Total Parcel	0.110	595,700	3,100	450,800	1,049,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.63 /Parcel: 349.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19713

GIS Ref

GIS Ref

Insp Date 05/21/20

!2387!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	595,700	3100	4,783.	450,800	1,049,600		Year end	12/23/2021
2021	104	FV	569,500	3100	4,783.	450,800	1,023,400		Year End Roll	12/10/2020
2020	104	FV	569,600	5200	4,783.	450,800	1,025,600	1,025,600	Year End Roll	12/18/2019
2019	104	FV	426,500	5200	4,783.	479,000	910,700	910,700	Year End Roll	1/3/2019
2018	104	FV	426,500	5200	4,783.	349,400	781,100	781,100	Year End Roll	12/20/2017
2017	104	FV	401,000	5200	4,783.	304,300	710,500	710,500	Year End Roll	1/3/2017
2016	104	FV	401,000	5200	4,783.	259,200	665,400	665,400	Year End	1/4/2016
2015	104	FV	359,100	5200	4,783.	253,600	617,900	617,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:25:44

LAST REV

Date	Time
09/08/20	14:51:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2387

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUGLIARES RAYMO	74221-426	1	4/6/2020	Convenience	100	No	No		
PUGLIARES SALVA	25107-81		1/5/1995		1	No	No		Salvatore Pugliares dod 11/8/2018

USER DEFINED

Prior Id # 1:	19713
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2007	246	Re-Roof	8,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2020	Meas/Inspect	DGM	D Mann
9/15/2017	MEAS&NOTICE	HS	Hanne S
5/8/2009	Measured	189	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/18/2000	Measured	263	PATRIOT
8/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4783		Sq. Ft.	Site		0	80.	1.18	1									450,792						450,800	

Total AC/HA:	0.10980	Total SF/SM:	4783	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 450,792	Spl Credit	Total: 450,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08316827
Const Adj.:	0.98050892
Adj $ / SQ:	191.170
Other Features:	146100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731794
Depreciation:	136114
Depreciated Total:	595680

COMMENTS

EX SINKS/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

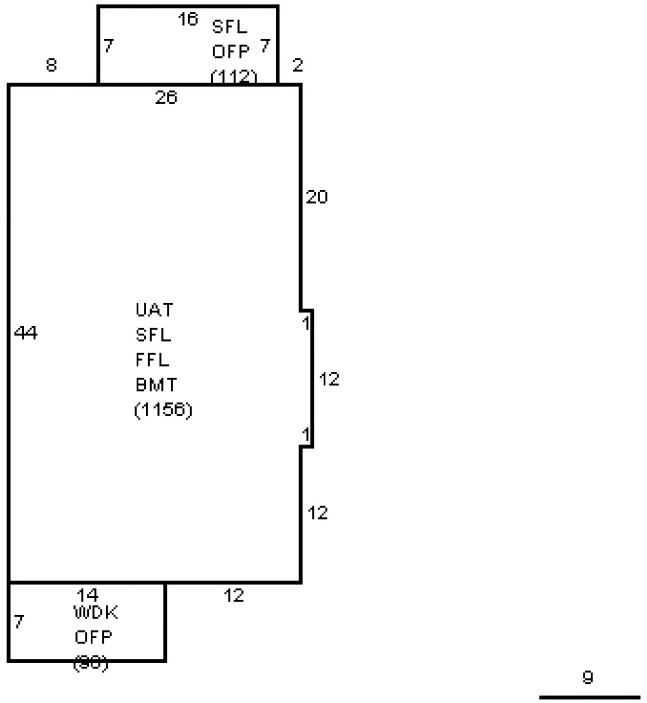
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	9	3	M
Totals			
2	14	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.17
Special Features:	0	Val/Su Net:	142.61
Final Total:	595700	Val/Su SzAd	245.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,268	191.170	242,404
BMT	Basement	1,156	66.670	77,071
FFL	First Floor	1,156	191.170	220,993
UAT	Upper Attic	289	133.820	38,674
OFP	Open Porch	210	23.880	5,015
WDK	Deck	98	15.690	1,537

Net Sketched Area:	4,177	Total:	585,694
Size Ad	2424	Gross Area	5044	FinArea	3002
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

029.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	PR	1921	19.75	T	64	104			2,600			2,600
19	Patio	D	Y	1	14X14	A	AV	1960	4.16	T	40.8	104			500			500

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100